

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, January 16, 2019, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado.

### Attendance

The regular meeting of the Board of Directors of the GVR Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Michael George, Vice President  
Anthony Noble, Secretary  
Eric Gravenson, Director  
Tim Camarillo, Director  
William Thomas, Director

Absent: Roger Rohrer, Matt Stallman (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Rose Thomas, GVR Master HOA; Magen Elenz, Office of Councilwoman Stacie Gilmore, Denver District 11, Citizen's Advisory Board; Sabrina Foss-Stockwell, Community Member.

### Call to Order

Director George noted that a quorum of the Board was present with five directors in attendance. Thereafter, Director George called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

### Approval of Agenda

The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board approved the agenda as presented.

### Conflict of Interest / Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might

# RECORD OF PROCEEDINGS

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be required prior to taking official action at the meeting. Legal counsel advised that written disclosures of the conflicts of interest for each Director had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

## Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time.
- Master HOA Ms. Rose Thomas reported that the HOA is working with Sherwin Williams regarding selection of approved paint colors for the community. She stated that a reporter from the *Denverite* is looking for persons from the far northeast neighborhood to interview for a story about drag racing in the community. Ms. Thomas commended the District staff on working with the HOA regarding resolving claims and issues related to the VMS system and access. She stated that the HOA is collecting suggestions for the upcoming Farmer's Market season.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office Ms. Magen Elenz from Councilwoman Gilmore's office reported on the Annual Town Hall meeting that took place last evening.
- Public Comment Director Gravenson commented on the recent proposal from a homeowner who has suggested the community and the District use weevils to eat noxious weeds such as the puncture vine. There was no additional public comment at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held November 21, 2018, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with abstention by Director Noble.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She presented the directors with the annual conflicts of interest disclosure forms, and the director qualification affidavits for completion.

## Board Reports:

# RECORD OF PROCEEDINGS

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- November 2018 Financials  
Ms. Duffy presented the financial report and claims payable for the period ending November 30, 2018, including noteworthy expenditures and the tax collections report for the period. Upon motion, second and unanimous vote, the Board approved the November financial report as presented.
  
- December 2018 Financials  
Ms. Duffy presented the financial report and claims payable for the period ending December 31, 2018, noting that the financial report is preliminary pending final year-end adjustments. The Board deferred approval to the next meeting.

Director Gravenson inquired about increases in Denver water costs. Ms. Duffy reported that Denver Water has added a cost of \$0.55 per water bill to fund new infrastructure. Director Gravenson commented on the potential for cost savings and exploration of additional xeriscaping. Director Thomas suggested that the District's planning committee might review the options and make suggestions to the Board. Director Gravenson stated that this may be too large of a project for the planning committee, and that a special committee might be convened for this purpose.

Ms. Duffy advised that the District has funds in its capital projects fund that may be used for this expense. Ms. Elenz offered the advice of soliciting public comment for any water savings proposals. Director George inquired about connecting with Denver Park and Rec staff for advice; Ms. Elenz stated she would inquire.

The Board discussed the scope and parameters of the proposed special committee, which would have a goal of reducing the amount of District funds spent on water by utilizing xeriscaping. Ms. Duffy agreed to prepare a proposed special committee title, with proposed purpose, parameters, duration, member appointments and scope for Board approval at the next meeting.

- District Manager's Report  
Ms. Duffy advised that she will be out of the office January 23 – 25, 2019 for funeral leave.

She reviewed the annual meeting schedule with the Board, and noted that the September board meeting will be moved to the second week of September to accommodate the Special District Association event the following week.

# RECORD OF PROCEEDINGS

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Ms. Duffy provided an update on the District's fence project. Full replacement with the TREX product for the section of damaged fence located on Himalaya Road, south of 47<sup>th</sup> Avenue is now complete, with positive results. Ms. Duffy discussed with the Board options for additional fencing installations. There are approximately 11,765 additional feet of fencing to be installed. The Board discussed the option of performing several "mini projects" versus a single project to encompass the entire amount of fence installation. Director Gravenson suggested the District commit to build in continuous segments. Ms. Vander Wall noted the laws regarding competitive bid requirements. The Board considered the fence project along Himalaya for the 2019 time frame. It was agreed that a request for proposals would be prepared to cover a fence project which is expected to exceed the threshold for competitive bidding.

Director Gravenson inquired about signage for the District's new maintenance building.

Resolution re Annual  
Administrative Items  
for 2019

Ms. Vander Wall presented the District's 2019 Annual Administrative Resolution, which calls out a number of items to be addressed annually by the Board, including the District's 2019 meeting schedule, the designation of newspaper for publication of legal notices, posting locations, and compensation to the Directors subject to statutory limits. Following further discussion, and upon motion by Director Noble, second by Director Camarillo, and unanimous vote, the Board approved the resolution as presented.

Discussion Items /  
Unfinished Business:

There was no unfinished business presented for discussion at this time.

Discussion Items / New  
Business

There were no items of new business presented for discussion at this time.

Director Items

Director Noble reported that his employment is approaching fiscal year end which may cause him to be absent from one or more future meetings between February and July due to travel requirements.

There were no other director items brought forth at this time.

# RECORD OF PROCEEDINGS

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Other Business

There was no other business for discussion at this time.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 7:35 p.m.

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Secretary for the Meeting